

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3608 AND 3706 CLAWSON ROAD FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE LOW**
4 **DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to multifamily residence low
10 density-conditional overlay (MF-2-CO) combining district on the property described in
11 Zoning Case No. C14-2007-0067, on file at the Neighborhood Planning and Zoning
12 Department, as follows:

13
14 Tract One: A 0.83 acre tract of land, more or less, out of the Issac Decker Survey
15 No 20, Travis County, the tract of land being more particularly described by metes
16 and bounds in Exhibit "A" incorporated into this ordinance; and
17

18 Tract Two: Lot 2, Mecey Subdivision, a subdivision in the City of Austin, Travis
19 County, Texas, according to the map or plat of record in Plat Book 73, Page 76, of
20 the Plat Records of Travis County, Texas; and
21

22 Tract Three: A 0.478 acre tract of land, more or less, out of Block 41, Theodore
23 Low Heights Subdivision, Travis County, the tract of land being more particularly
24 described by metes and bounds in Exhibit "B" incorporated into this ordinance (the
25 "Property"),
26

27 locally known as 3608 and 3706 Clawson Road, in the City of Austin, Travis County,
28 Texas, and generally identified in the map attached as Exhibit "C".
29

30 **PART 2.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:
32

33 A site plan or building permit for the Property may not be approved, released, or
34 issued, if the completed development or uses of the Property, considered cumulatively with
35 all existing or previously authorized development and uses, generate traffic that exceeds
36 300 trips per day.
37

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the multifamily residence low
3 density (MF-2) base district, and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2007.
6
7

8 **PASSED AND APPROVED**
9

10 _____ §
11 _____ §
12 _____, 2007 § _____
13 Will Wynn
14 Mayor
15

16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk

TRACT 1

File: Projects\EquilibriumDevelopment\Clawson3608\FN\perimeter field notes.doc

Page: 2 of 2 (survey attached)

Date: April 20, 2007

0.83 Acre, (36,369 sq. ft)

13441 B I T A

All that certain tract or parcel of land situated in Travis County, out of the Isaac Decker Survey No. 20 and being the portion of that tract described in a Deed granted to F. D. Badger, et. ux., recorded in Volume 545, Page 174 Deed Records of Travis County, and further described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the west margin of Clawson Road for the southeast corner of said Badger tract and this tract;

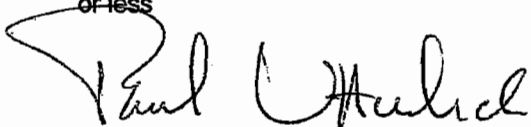
THENCE: N60°00'00" W, departing from the west margin of said Clawson Road with the south line of said Badger tract, being the basis of bearings cited hereon, at approximately 10.10 feet passing the northeast corner of Lot 2, Mecey Subdivision, Volume 73, Page 76 Plat Records of Travis County, Texas (P.R.T.C.T.), continuing with the common north line of said Lot 2, and the south line of said Badger tract in all 295.11 feet to a 1/2" iron rod found for the northwest corner of said lot 2, and the northeast corner of Lot 1 of said Mecey subdivision, and the southeast corner of Cortez Heights, a subdivision recorded in Volume 64, Page 13 P.R.T.C.T., and the southwest corner of said Badger tract and this tract;

THENCE: N 32°47'16" E 142.23 feet with the east line of said Cortez Heights and the west line of said Badger tract to a 1/2" iron rod found for the southwest corner of the W. Patrick McLean, Trustee tract, recorded in Volume 8569, Page 737 Real Public Records Travis County, Texas, and the northwest corner of said Badger tract and this tract;

THENCE: with the north line of this tract in the following three (3) courses:

1. S 60°38'25" E 172.42 feet with the common south line of said McLean tract, and the north line of said Badger tract to a calculated point in the west line of Lot 1, Hampton Park subdivision, recorded in Volume 87, Page 29A, P.R.T.C.T. for an exterior ell corner of said McLean tract, from which a 1/4" iron pipe found bears N 40°21'46"E 23.02 feet, for the northwest corner of said Lot 1, Hampton Park
2. S 40°08'04"W 38.30 feet into said Badger tract and with the west line of said Lot 1, Hampton Park to a 1/2" iron rod found for the southwest corner of said Lot 1, Hampton Park and an interior ell corner of this tract
3. S 48°44'27" E continuing into and across said Badger tract and with the south line of said Lot 1, Hampton Park, at 129.83 passing a 1/4" iron pipe found, in all 138.22 feet to a 1/2" iron rod found in the east line of said Badger tract and the west margin of said Clawson Road for the northeast corner of this tract.

THENCE: S 39°20'41" W 80.36 feet along the west line of said Clawson Road, and the east line of said Badger tract, to the POINT OF BEGINNING and containing 0.83 acre (36,369 sq. ft.) more or less



Paul Utterback
Registered Professional Land Surveyor No. 5738
PU/ct



TRACT 3

5840, 995

13, 70

Field Notes
for
Lisa McDaniel

0.476 Acres
September 27, 1994

EXHIBIT B

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING LEGALLY DESCRIBED AS A PORTION OF BLOCK 41, THE GORE LOW HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 445, PAGE 581, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JAMES H. BARNETT, JR., ET UX, AND DESCRIBED AS CONTAINING 0.479 ACRES IN A DEED RECORDED IN VOLUME 5840, PAGE 995, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at an iron pin found in the Northwesterly right-of-way line of Clawson Road, being at the Northeastly corner of that certain tract of land conveyed to William L. Corble, Jr., in a deed recorded in Volume 4855, Page 879 of the Deed Records of Travis County, Texas, and being the Southeastly corner of the said Block 41, same being the Southeastly corner of the said Barnett tract for the Southeastly corner and POINT OF BEGINNING hereof;

THENCE with the Easterly line of the herein described tract being the Easterly line of the said Barnett tract and being the Easterly line of the said Block 41, same being the Northwesterly right-of-way line of Clawson Road N38°13'04"E for a distance of 79.20 feet to an iron pin found at the Northeastly corner of the said Barnett tract for the Northeastly corner hereof;

THENCE with the Northerly line of the herein described tract being the Northerly line of the said Barnett tract N60°41'W at a distance of approximately 110.12 feet pass a point at the Southeastly corner of Lot 2, Necey Subdivision, a subdivision of record in Plat Book 73, Page 76 of the Plat Records of Travis County, Texas, and continue on the same course with the Southerly line of said Lot 2, same being the Northerly line of the said Barnett tract for a total distance of 289.93 feet to an iron pin set at the Northwesterly corner of said Lot 2, being in the Easterly line of Lot 1 of the aforesaid subdivision, same being the Northwesterly corner of the said Barnett tract for the Northwesterly corner hereof;

THENCE with the Westerly line of the herein described tract being the Westerly line of the said Barnett tract and same being the Easterly line of the said Lot 1, S28°20'W for a distance of 80.20 feet to an iron pin found in the Northerly line of the said Corble tract and being at the Southeastly corner of the said Lot 1, same being the Southwestly corner of the said Barnett tract for the Southwestly corner hereof;

THENCE with the Southerly line of the herein described tract being the Southerly line of the said Barnett tract, same being the Northerly line of the said Corble tract S81°07'E for a distance of 286.30 feet to the POINT OF BEGINNING and containing 0.476 acres of land more or less.

I, the undersigned, do hereby certify that the above description represents the results of an actual survey made on the ground of the property legally described herein, they are correct and true to the best of my knowledge and belief.



Steve Grand
Reg. Public Surveyor No. 4126
Surveyed September 27, 1994
Field Notes corrected Oct. 23, 1994

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11346-0862

